096.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,118,300 / 1,118,300
					USE VALUE:	1,118,300 / 1,118,300
					ASSESSED:	1,118,300 / 1,118,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBBIO JAMES T & JOAN M
Owner 2:	
Owner 3:	
Street 1:	4 BRADLEY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,126 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 3255 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9126.000	632,700		485,600	1,118,300
Total Card	0.210	632,700		485,600	1,118,300
Total Parcel	0.210	632,700		485,600	1,118,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.56 | /Parcel: 343.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	62988
GIS Ref	
GIS Ref	
Insp Date	04/08/14

!7873!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	632,300	0	9,126.	485,600	1,117,900	1,117,900	Year End Roll	12/18/2019
2019	101	FV	473,900	0	9,126.	485,600	959,500	959,500	Year End Roll	1/3/2019
2018	101	FV	473,900	0	9,126.	416,300	890,200	890,200	Year End Roll	12/20/2017
2017	101	FV	473,900	0	9,126.	388,500	862,400	862,400	Year End Roll	1/3/2017
2016	101	FV	473,900	0	9,126.	333,000	806,900	806,900	Year End	1/4/2016
2015	101	FV	462,000	0	9,126.	298,300	760,300	760,300	Year End Roll	12/11/2014
2014	101	FV	462,000	0	9,126.	276,100	738,100	738,100	Year End Roll	12/16/2013
2013	101	FV	462,000	0	9,126.	263,300	725,300	725,300		12/13/2012

PRINT

Date	Time
12/10/20	22:28:36

LAST REV

Date	Time
12/19/19	16:08:05
danam	
7873	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15905-577		12/1/1984		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2019	808	New Wind	46,697	C				
5/5/2017	524	Redo Bat	50,000	C				
2/5/2009	77	Redo Bas	15,000					
5/10/2005	391	Redo Kit	24,400			G7	GR FY07	
7/6/1993	303	Manual	11,000					ROOF/REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2014	Measured	PC	PHIL C
2/17/2009	Meas/Inspect	163	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62988
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9126		Sq. Ft.	Site		0	70.	0.76	4									485,644						485,600	

Total AC/HA: 0.20950 | Total SF/SM: 9126 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 485,644 | Spl Credit | Total: 485,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	5 - Tile		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06501973
Const Adj.:	1.06099987
Adj $ / SQ:	141.248
Other Features:	108000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	777219
Depreciation:	144563
Depreciated Total:	632656

COMMENTS

BMT FINISH W/ 3/4 BATH IN PROGRESS. WILL ALL BE FINISHED BESIDES GARAGE RE-CK 1/10.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

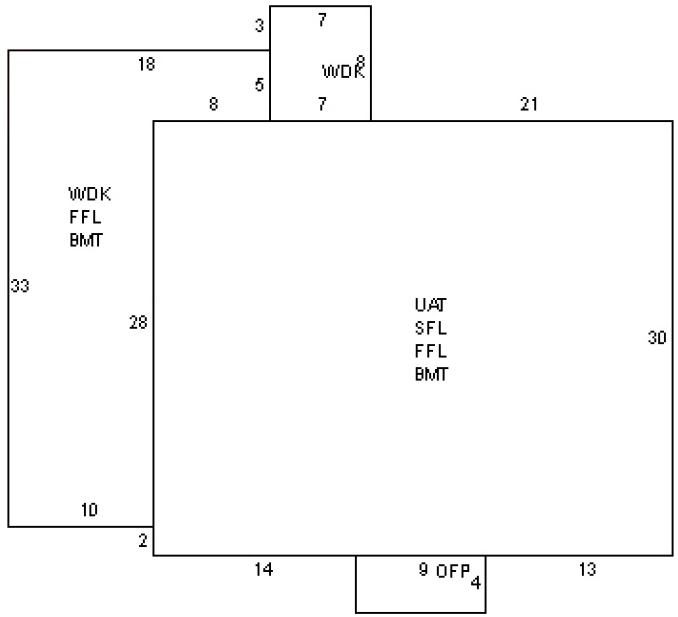
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.86
Special Features:	0	Val/Su Net:	134.27
Final Total:	632700	Val/Su SzAd	250.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,450	67.800	98,309
FFL	First Floor	1,450	141.250	204,810
SFL	Second Floor	1,080	141.250	152,548
WDK	Deck	426	8.860	3,773
UAT	Upper Attic	270	56.500	15,255
OFP	Open Porch	36	46.680	1,681

Net Sketched Area:	4,712			Total:	476,376
Size Ad	2530	Gross Are	5522	FinArea	3255

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

096.0-0004-0010.0

IMAGE

AssessPro Patriot Properties, Inc